

townhomes and two tri-plexes on a single parcel. 1) A side yard setback of 16 feet is required for the townhomes, 7.5 feet is proposed for the north side and 6 feet for the south for a variance of 8.5 feet and 10 feet respectively. 2) A side yard setback of 18 feet is required for the triplexes, 6.5 feet is proposed on the north and 15 feet on the south for a variance of 11.5 feet and 3 feet respectively. 3) A 25 foot rear yard setback is required for residential structures, 12 feet is proposed for a variance of 13 feet. 4) A maximum lot coverage of 35% (9,841 square feet) is allowed, 43% (12,224 square feet) is proposed for a variance of 8% (2,383 square feet).

Approved

6-1

- D. Applicant - **Kerry Burnham Capital Homes(#08-116122)**
Location - 698 Portland Avenue
Zoning - RM2; HPL-Hill
Purpose: MAJOR VARIANCE - A variance of the front yard setback in order to construct a new twinhome. A front yard setback of 27 feet is required, 25 feet is proposed for a variance of 2 feet.
Approved **7-0**

- E. Applicant - **Robert Krautbauer** **(#08-121024)**
Location - 552 Brimhall Street
Zoning - R4
Purpose: MINOR VARIANCE - A variance of the rear yard lot coverage in order to construct a new garage with future expansion to the rear of the house. A maximum rear lot coverage of 35% (743 square feet) is allowed, 39% (840 square feet) is proposed for a variance of 4% (97 square feet).
Approved w/cond. **7-0**

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.